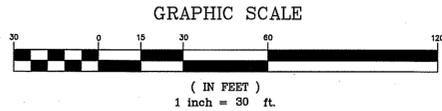




prepared by:  
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# ALTA/NSPS LAND TITLE SURVEY

## TRACT "A", SOUTHERN SANITATION SOUTHEAST P.B. 134, PG. 35, B.C.R. & A PORTION OF N.W. 12th AVENUE (NOW VACATED)

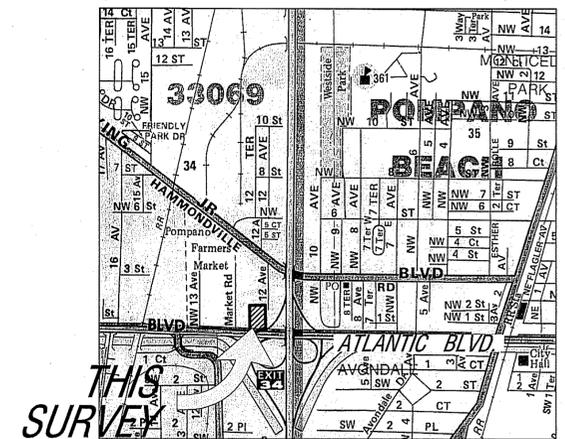


www.MECO400.com

### Title Notes

There are no other Easements, Road Reservations or Right-of-Ways of record affecting this property per Fidelity National Title Insurance Company Commitment No. FTA18-60623 dated June 26, 2018 at 8:00AM.  
 Below refers to Schedule B II of said Commitment:

- Matters in Plat Book 134, Page 35, B.C.R., affects this property as shown hereon as (per plat).
- Ordinance in O.R. 20782, Page 890, B.C.R., affects this property as shown hereon.
- Easement in O.R. 20782, Page 893, B.C.R., affects this property as shown hereon.



Location Sketch  
 Not To Scale

### Legal Description

Tract "A", SOUTHERN SANITATION, SOUTHEAST, according to the plat thereof, as recorded in Plat Book 134, Page 35, of the public records of Broward County, Florida.  
 TOGETHER WITH:  
 That portion of the West one-half (1/2) of N.W. 12th Avenue abandoned and vacated by the City of Pompano Beach, Florida per Ordinance No. 93-51, recorded in O.R. 20782, Page 890, B.C.R. lying East of and adjacent to said Tract "A".  
 Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 193,056 square feet of 4.4320 acres, more or less.

### LEGEND

- A = CENTRAL ANGLE (DELTA)
- A.L.P. = ALUMINUM LIGHT POLE
- A.V. = AIR CONDITIONING
- B.C.R. = BROWARD COUNTY RECORDS
- B.F.P. = BACK FLOW PREVENTER
- B.L.V.D. = BOULEVARD
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- P.O.B. = POINT OF BEGINNING
- P.C.D. = POLLUTION CONTROL DEVICE
- P.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- R. = RADIUS
- R.T. = RIGHT
- R/W. = RIGHT-OF-WAY
- S.B.T. = SOUTHERN BELL TELEPHONE
- STA. = STATION
- TAN.BRG. = TANGENT BEARING
- W.L.P. = WOOD LIGHT POLE
- W.M. = WATER METER
- W.P.P. = WOOD POWER POLE
- W/MC. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- W.V. = WATER VALVE
- L.T. = LEFT
- M.W. = METAL LIGHT POLE
- N.A.V.D. = North American Vertical Datum
- N.G.V.D. = National Geodetic Vertical Datum
- O.C. = OFFSET
- O.C.R. = OFFICIAL RECORDS BOOK
- O.F.S. = OFFSET
- P.C. = POLLUTION CONTROL DEVICE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
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- W/MC. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- W.V. = WATER VALVE

### SYMBOL LEGEND

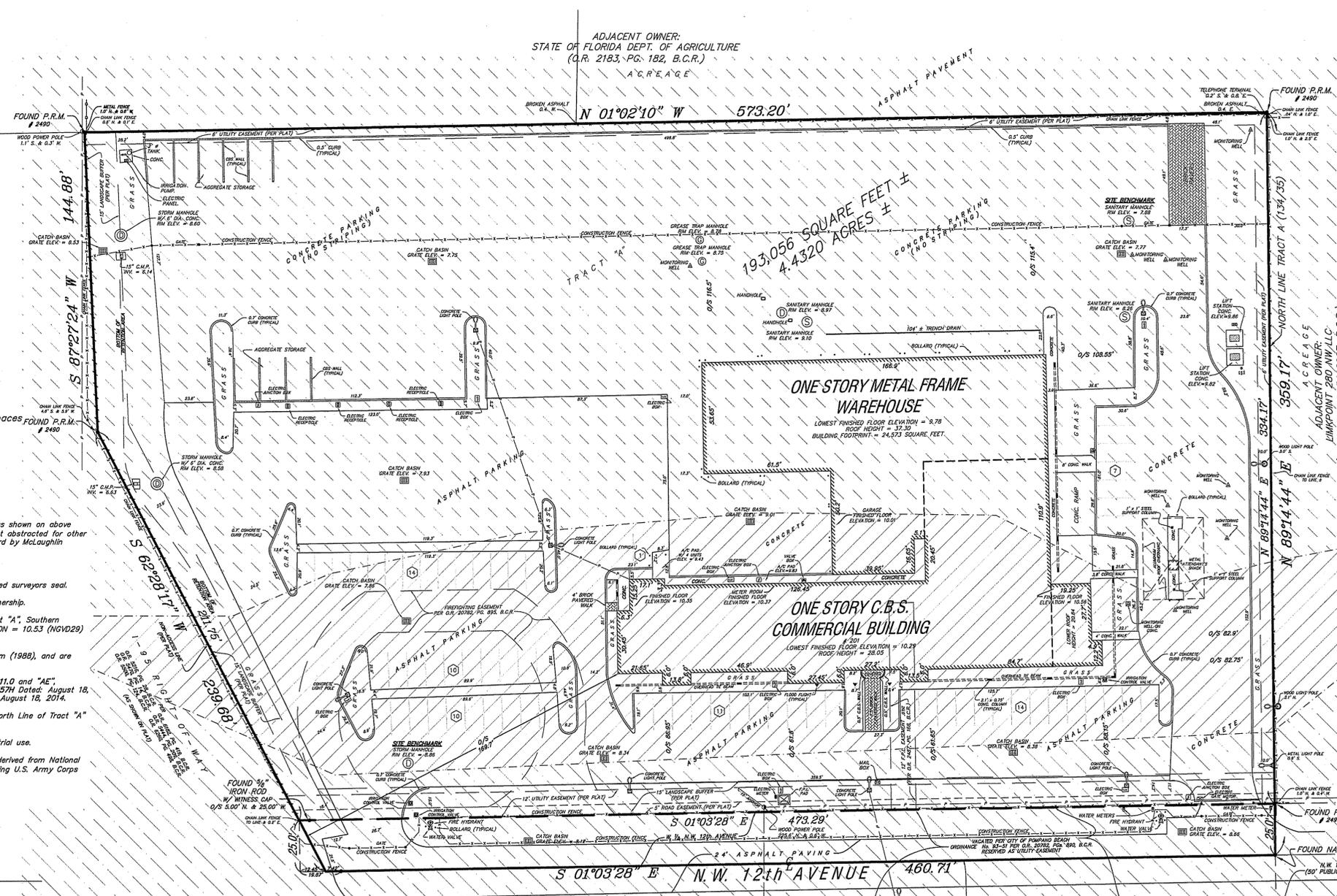
- ⊠ Indicates number of parking spaces
- ⊠ Sewer valve
- X-X Chain link fence
- P-P Overhead power line

### NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: P.R.M. Northeast corner of Tract "A", Southern Sanitation Southeast, P.B. 134/35 (this plat), ELEVATION = 10.53 (NGVD29) converted to 8.96 (NAVD83).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:
- This property lies in Flood Zones "AH", Elev=10.0 and 11.0 and "AE", Elev=11.0. See Flood Insurance Rate Map No. 12011C0357H Dated: August 18, 2014, Community Panel No. 120055 Index Map Dated: August 18, 2014.
- Bearings shown refer to record plat and assume the North Line of Tract "A" as North 89°14'44" East.
- This Plat is restricted to 23,293 square feet of Industrial use.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- There are 67 paved and striped parking spaces.

### OFFICE NOTES

FIELD BOOK NO. TDS-48, Field Sheet, Print  
 JOB ORDER NO. T-6523, V-0234, V-4038, V-5360  
 CHECKED BY: JMM, Jr.  
 DRAWN BY: EWS, RT



FILE NO. 02-3-061(20)

### ALTA/ACSM CERTIFICATION

Recovery Realty I, LLC, a Florida limited liability company, Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table 'A' items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11 (as to visible location only), 13, 14, 16 (none apparent), 17 (none apparent), 19. The fieldwork was completed on January 30th, 2019.

### CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 2nd day of May, 2002.  
 Revised Legal Description and general revisions added this 23rd day of May, 2002.  
 Easement information added this 4th day of June, 2002.  
 Resurveyed this 4th day of April, 2015.  
 Resurveyed this 30th day of January, 2019.  
 Resurveyed this 27th day of July, 2020.

McLAUGHLIN ENGINEERING COMPANY



JERALD McLAUGHLIN  
 Registered Land Surveyor No. 265  
 State of Florida.



PZ20-1200038  
 11/4/2020